

Arlington - final acquisition settlement

Original source excerpt | original page 1 | Signed original; April 12, 2023
Client identifiers, contact details, payment references and signatures redacted where present.

Chicago Title and Trust Company
10 South LaSalle Street, Suite 2850, Chicago, IL 60603
Phone: (312)223-2800 | Fax: (312)223-2815

MASTER STATEMENT

Settlement Date: April 12, 2023
Disbursement Date: April 12, 2023

Buyer: [Redacted]
16059 W. Arlington Dr.
Libertyville, IL 60048-1468

Seller: [Redacted]
16059 W. Arlington Dr.
Libertyville, IL 60048-1468

Property: 16059 W. Arlington Dr.
Libertyville, IL 60048-1468
Parcel ID(s): 11-09-406-011-0000

SELLER		BUYER	
\$		\$	
DEBITS	CREDITS	DEBITS	CREDITS
FINANCIAL CONSIDERATION			
	255,000.00	255,000.00	
	Sale Price of Property		
	Deposit or earnest money		5,000.00
	Retained by Chicago Title		
PRORATIONS/ADJUSTMENTS			
1,595.47	County Taxes		1,595.47
	01/01/23 to 04/12/23		
5,653.06	County Taxes 1/1/22-12/31/22		5,653.06
TITLE & ESCROW CHARGES			
150.00	Title - Commitment Update Fee to Chicago Title Company, LLC		
	Title - CPL Fee to Buyer to Chicago Title Insurance Company	25.00	
50.00	Title - CPL Fee to Seller to Chicago Title Insurance Company		
	Title - E Recording and Service Fees to Chicago Title Company, LLC	25.00	
925.00	Title - Escrow Fees to Chicago Title and Trust Company	925.00	
	Title - Policy Update Fee to Chicago Title Company, LLC	150.00	
3.00	Title - State of Illinois Policy Registration Fee to Chicago Title Company, LLC		
50.00	Title - Wire Fee to Seller to Chicago Title and Trust Company		
	Title - Wire Transfer Service Fee to Chicago Title and Trust Company	50.00	
2,070.00	Title - Owner's Title Insurance to Law Office of James Kottaras, P.C. / Chicago Title Company, LLC		

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SELLER			BUYER	
\$	DEBITS	\$ CREDITS	\$	DEBITS \$ CREDITS
		Policies to be issued:		
		Owners Policy		
		Coverage: \$255,000.00 Premium: \$2,070.00		
		Version: ALTA Owner's Policy 2006		
		GOVERNMENT CHARGES		
		Recording Fees to Lake County Recorder		60.00
127.50		County Transfer Tax (\$127.50) to Chicago Title Company, LLC		
255.00		State Transfer Tax to Chicago Title Company, LLC		
		PAYOFFS		
136,281.95		Payoff of First Mortgage Loan to Rocket Mortgage		
		Total Payoff 136,281.95		
		MISCELLANEOUS CHARGES		
19,897.50		Assignment fee to 414 4th LLC		
		Attorney fee to Thakrar & Associates, PC		600.00
950.00		Seller Attorney Fee to Law Office of James Kottaras, P.C.		
525.00		Survey to Exacta Land Surveyors, LLC		
168,533.48	255,000.00	Subtotals	256,835.00	12,248.53
		Balance Due FROM Buyer		244,586.47
86,466.52		Balance Due TO Seller		
255,000.00	255,000.00	TOTALS	256,835.00	256,835.00

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.